



Prospect Lane

Harpenden, AL5 2PL

Impressive, detached 5 bedroom family home in a quiet and sought after cul-de-sac in the heart of West Common. Bright and spacious accommodation arranged over two floors including double aspect sitting and dining rooms and a super open-plan kitchen/breakfast/family room. The property benefits from an indoor pool complex, carriage driveway and two garages. South-west facing garden with terrace, lawn and mature borders. Easy access to Harpenden town centre and station.

Guide price £2,650,000

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- Circa 5,000 Sq ft
- Overlooks open countryside
- Easy access to Harpenden town centre and station
- Indoor swimming pool complex
- Carriage driveway and three garages
- South-west facing garden
- Large plot of 0.47 acres
- Large kitchen/dining/family room
- Council Tax Band H

Porch

Entrance Hall

WC

Study

10'2" x 9'10" (3.10m x 3m)

Kitchen/Dining/Family Room

30'5" x 24'4" (9.29m x 7.44m)

Kitchen Prep Room

12'1" x 12'0" (3.70m x 3.68m)

Utility Room

Shower Room

Living Room

23'11" x 15'7" (7.30m x 4.76m)

Dining Room

18'8" max x 17'5" (5.71m max x 5.31m)

Pool/Gym

31'5" x 23'8" (9.60m x 7.22m)

Tandem Garage

34'4" x 10'1" (10.49m x 3.08m)

Garden Store

Workshop

13'4" x 6'9" (4.07m x 2.07m)

Wine Store

Bedroom One

15'2" x 14'1" (4.64m x 4.30m)

Dressing Area

En-suite Shower

Bedroom Two

13'10" x 11'6" max (4.24m x 3.53m max)

Bedroom Three

11'9" x 10'3" (3.60m x 3.14m)

Bedroom Four

12'0" x 10'8" (3.67m x 3.27m)

Bedroom Five

13'4" x 8'5" (4.07m x 2.57m)

En-Suite Shower

Bathroom

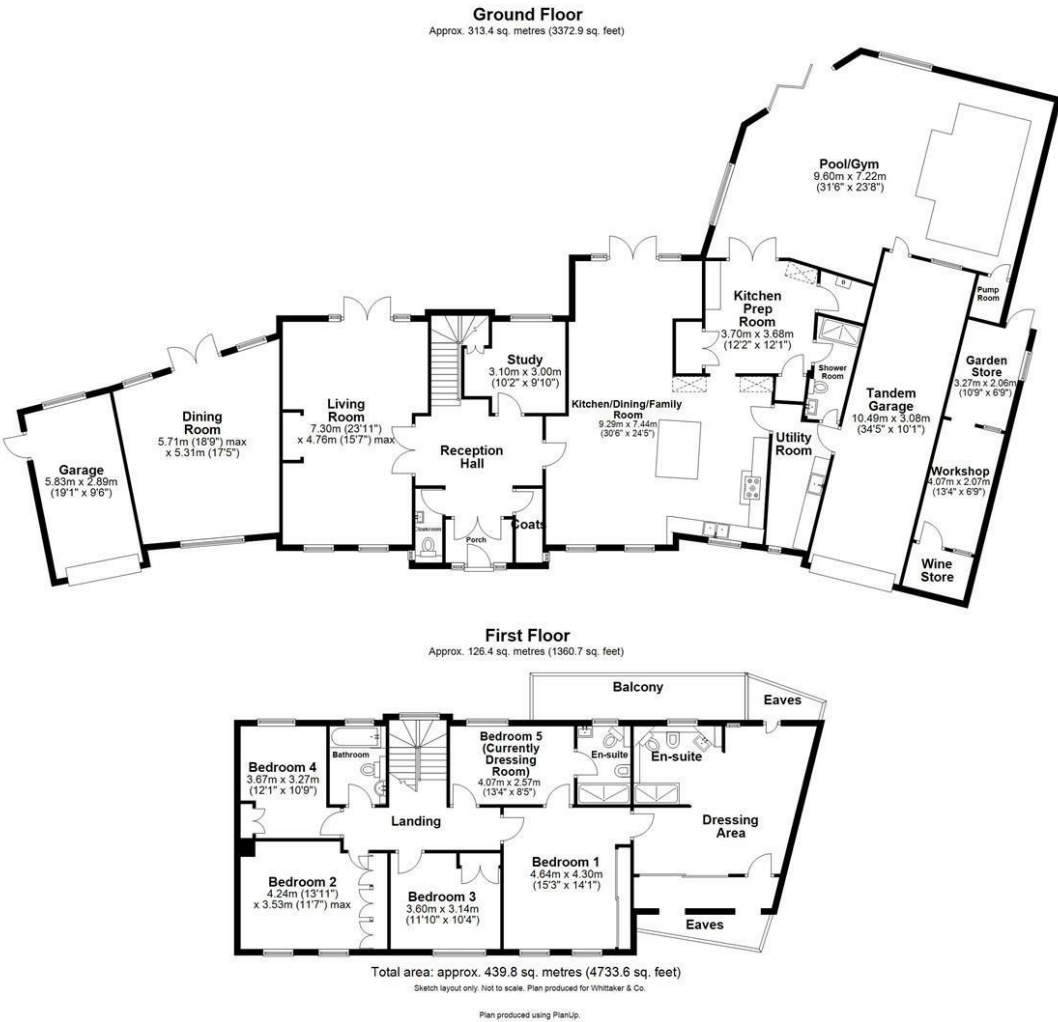
Garage

19'1" x 9'5" (5.83m x 2.89m)





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(93 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	